



Earls Court Road

KENSINGTON W8



A seven-bedroom family house, with off-street parking, pool, gym, media room and beautiful garden

An outstanding seven-bedroom family house, occupying approximately 4,775 sq ft, with off-street parking and a 16-meter swimming pool, which has been meticulously designed and beautifully refurbished. The property has fantastic views down Scarsdale Villas and also overlooks Pembroke Square to the front of the house.

Accommodation

This property offers seven bedrooms and six bathrooms (four en-suite) with fabulous entertaining space over four of its floors, which includes; a double reception room on the ground floor, a large kitchen/dining room on the lower ground floor leading onto a landscape garden, plus a staff bedroom and bathroom.

There are a further two floors which include; a media room, wine cellar for 600 bottles, two guest bedrooms both with en-suite shower rooms, and separate gym and shower/changing facilities.

Location

Earls Court Road is a delightful and particularly sought-after address close to local amenities including Gloucester Road and South Kensington with a vast array of restaurants, bars and shopping. Easy transport links including Earls Court tube station for District, Piccadilly, and Circle lines, with an additional benefit of easy access to the M4.

Specification

- Air-conditioned gym
- Under-floor heating throughout
- Control 4 in-house AV system
- Security cameras back and front



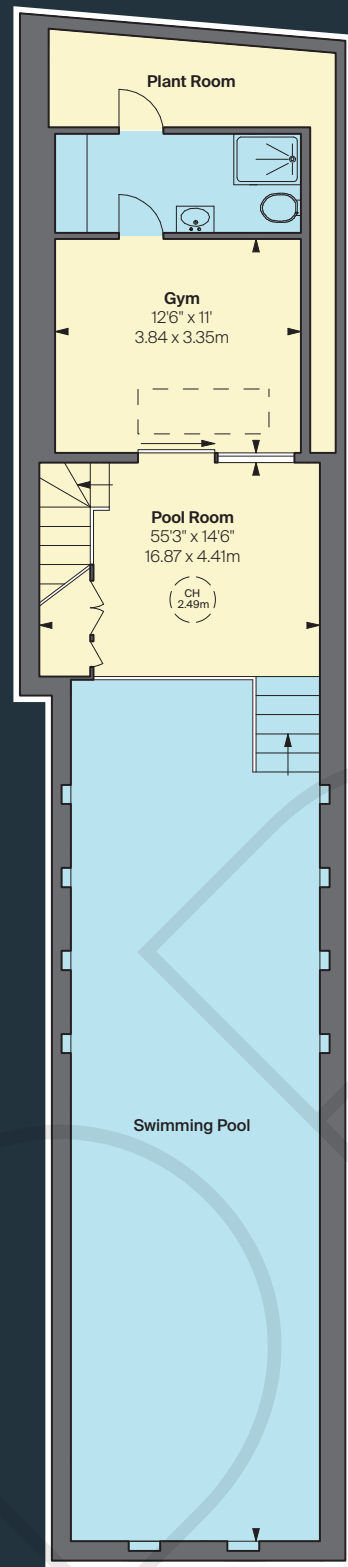




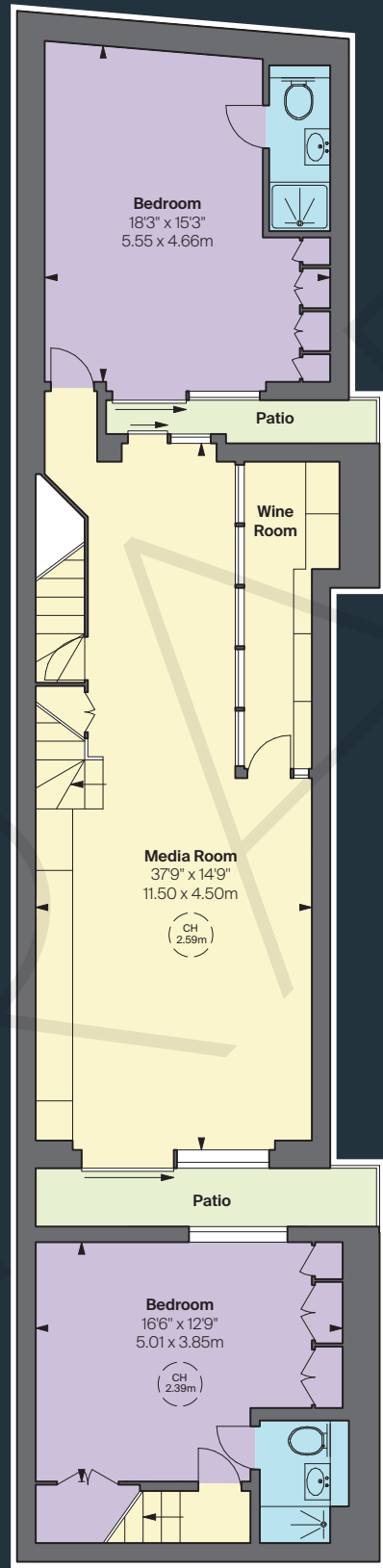




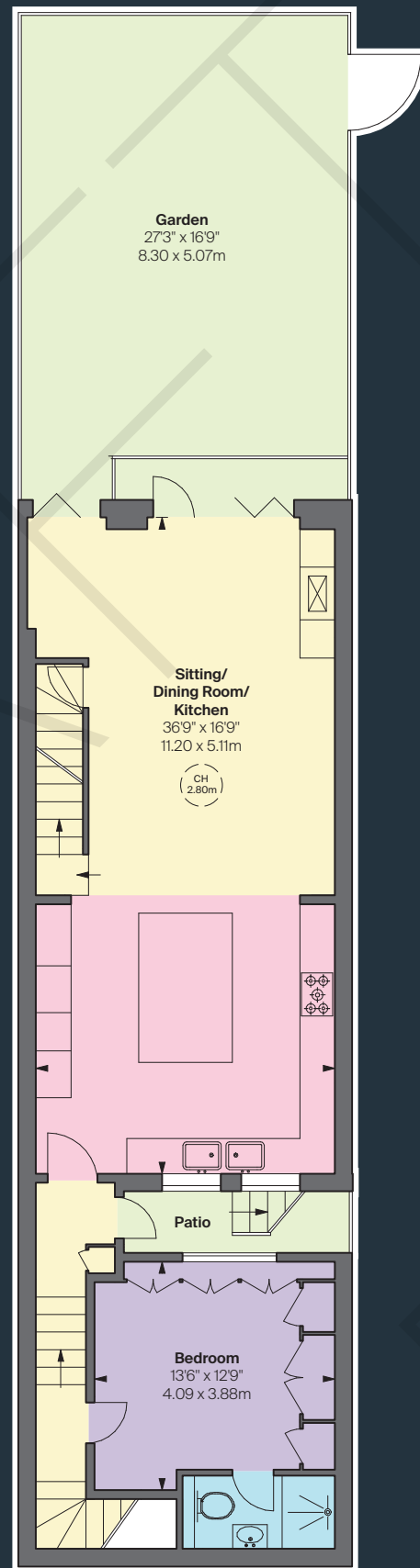




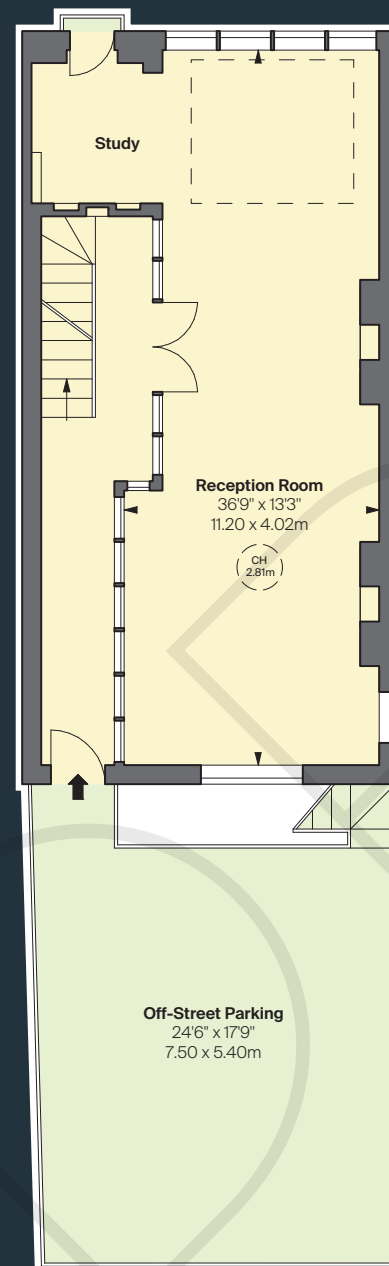
Sub Basement



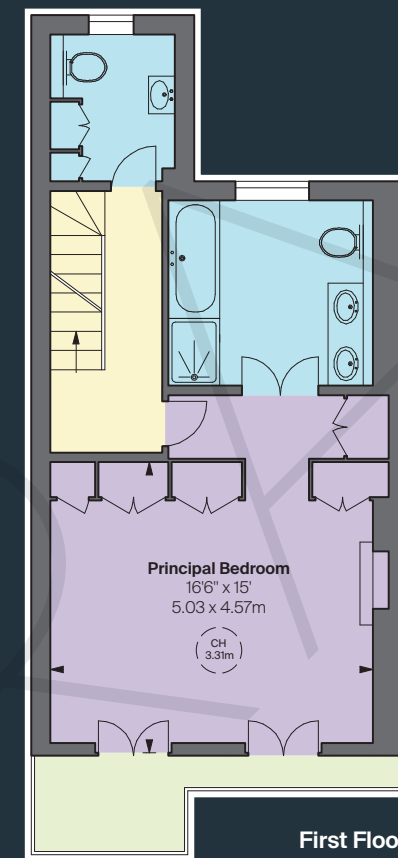
Basement



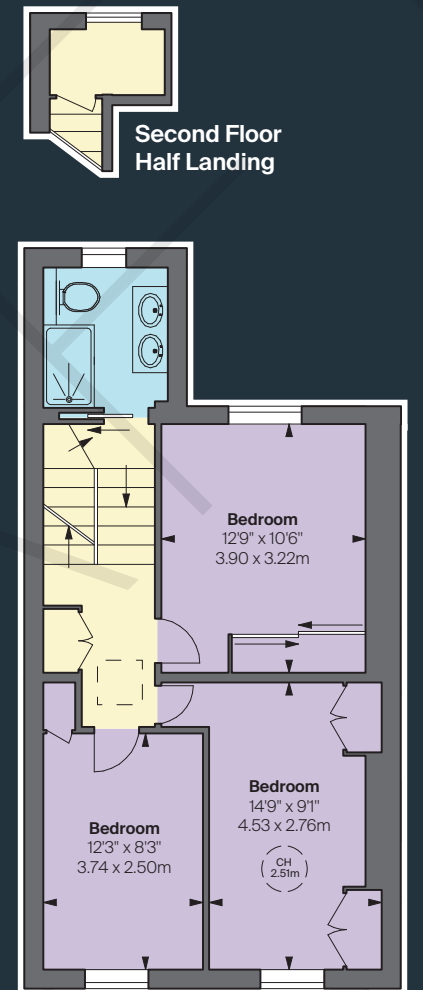
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
4,775 sq ft
443.60 sq m

Tenure
 Freehold
 Guide Price
 £7,500,000

EPC
 Rating C
 Council Tax
 Band H

Local Authority
 The Royal Borough of
 Kensington and Chelsea

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

CH = Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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Particulars dated September 2024. Photographs and videos dated September 2024.

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